

# West Bountiful Municipal Code

## **Chapter 17.36 LIGHT INDUSTRIAL DISTRICT, L-I**

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### **17.36.010 Purpose.**

The light industrial L-I district is established to provide areas in the city where manufacturing firms can engage in processing, assembling, manufacturing, warehousing and storage, and for incidental service facilities and public facilities where heavy industrial processes are not allowed to intrude, and where these uses can be separated from general commercial areas frequented by the public. The district is intended to encourage sound development by providing and protecting an environment for unobtrusive uses and attractive, aesthetically pleasing areas. Representative uses in this district would be research parks, professional offices and light wholesale distribution facilities. (Prior code § 9-12-1)

### **17.36.020 Permitted uses.**

**The following uses are permitted in light industrial L-I districts:**

- A. Appliance and small equipment repair, including shoe repair;
- B. Equipment sales, service and repair;
- C. Printing and publishing;
- D. Research and development;
- E. Offices, business and professional;
- F. Warehousing and storage facilities;
- G. Public and quasi-public institutions; and

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H. Retail commercial uses. (Prior code § 9-12-2)

## **17.36.030 Conditional uses.**

**The following uses are conditional in light L-I districts:**

A. Light manufacturing, compounding, processing, milling or packaging of products, which must be accomplished entirely within an enclosed structure, including but not limited to the following:

1. Automotive parts and accessories, but not including tires and batteries,
2. Steel structural members and related products,
3. Lumber and wood products,
4. Apparel and other textile products,
5. Paper and allied products,
6. Rubber and plastic products, and
7. Electronic and electrical products;

B. Other uses and businesses which are considered similar to those listed in this section and Section 17.36.020, as determined by the planning commission. (Prior code § 9-12-3)

## **17.36.040 Area and frontage regulations.**

There shall be no area or frontage requirement for an individual lot in a L-I district except that each shall provide at least one hundred (100) feet of frontage on any side abutting an arterial or collector street. No frontage requirement shall apply to sides of lots abutting other streets. (Prior code § 9-12-4)

## **17.36.050 Yard regulations.**

**The following regulations apply in a L-I light industrial district:**

A. Front Yard. The minimum front yard setback for all structures shall be twenty-five (25) feet.

B. Side Yard. The minimum side yard setback for all structures shall be ten (10) feet, except where the parcel abuts any residential district a side yard of at least thirty (30) feet shall be provided on that side adjacent to the residential zone. The side yard requirement adjacent to a residential district may be modified if justified and approved by the planning commission. On corner lots the side yard which faces the street shall not be less than twenty (20) feet for all structures.

C. Rear Yard. The minimum rear yard setback for all structures shall be twenty (20) feet, except where the parcel abuts a residential district a rear yard of thirty (30) feet shall be provided. The rear yard

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requirement adjacent to a residential district may be modified if justified and approved by the planning commission. (Prior code § 9-12-5)

### **17.36.060 Height regulations.**

No structure shall be erected to a height greater than one hundred (100) feet. Structures may be erected to a height greater than one hundred (100) feet upon review and specific approval by the planning commission. (Prior code § 9-12-6)

### **17.36.070 Off-street parking.**

A. Off-street access and parking shall be provided and designed as specified in Chapter 17.52.

B. No parking space shall be provided that would allow a vehicle to back out directly into a public street. (Prior code § 9-12-7)

### **17.36.080 Development standards.**

A. Site Plan. A site plan for all phases of the proposed development shall be presented for review and approval, as provided in the land development code.

B. Landscaping. No less than fifteen (15) percent of the total lot area being developed shall be landscaped. A landscaping plan shall be approved by the planning commission as a part of the site plan review. Required side and rear yard areas may be used for driveways or parking; provided, that trees and shrubs of sufficient size and quantity to assure a visual screen from abutting residential properties are installed. All landscaping shall be adequately irrigated and maintained. The planning commission may require a performance bond or cash deposit, in an amount estimated by the planning commission as equivalent to the cost of the required landscaping, to assure installation of required landscaping within six months of approval date. A building permit shall not be granted until receipt of such bond or deposit.

C. Outdoor Storage and Merchandising. Storage and merchandising shall be accomplished entirely within an enclosed structure or as provided by the zoning matrix following this title. (Ord. 269-00 (part); prior code § 9-12-8)